

July 17, 2007 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07SN0332

Bermuda Triangle Property LP

Bermuda Magisterial District  
North line of Battery Dantzler Road

REQUEST: Rezoning from Agricultural (A) to General Industrial (I-2).

PROPOSED LAND USE:

Industrial uses are planned. It is anticipated that this property will be developed in conjunction with the adjacent General Industrial (I-2) property to the north and west.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Consolidated Eastern Area Plan which suggests the property is appropriate for light industrial and industrial uses.
- B. The proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

GENERAL INFORMATION

Location:

North line of Battery Dantzler Road, east of Old Stage Road. Tax ID 804-656-1922

Existing Zoning:

A

Size:

1 acre

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, South and West – I-2; Industrial or vacant  
East - A; Vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along the south side of Battery Dantzler Road opposite this site. The public water system is available and use is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along Battery Dantzler Road opposite this site. The public wastewater system is available and use is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the northeast down steep slopes to the James River. There are currently no known on- or off-site drainage problems.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station, Company 14, and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS.

Transportation:

This request will have minimal impact on the existing transportation network.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Consolidated Eastern Area Plan which suggests the property is appropriate for light industrial and industrial uses.

Area Development Trends:

The area is characterized by General Industrial (I-2) zoning that is developed for office/warehouse uses or is currently vacant, or Agricultural (A) zoning and remains vacant. It is anticipated that industrial development will continue along this portion of the Old Stage Road Corridor, consistent with recommendations of the Plan.

Development Standards:

Development of the site must conform to Emerging Growth Area District Standards. These standards address access, landscaping, architectural treatment, setbacks, signs, buffers and screening of dumpsters and loading areas.

CONCLUSION

The proposed zoning and land uses conform to the Consolidated Eastern Area Plan which suggests the property is appropriate for light industrial and industrial uses. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.

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Rez: A TO I-2



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